

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 2, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randall Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: April 18, 2016, Meeting Minutes

Motion: Approve the April 18, 2016, minutes.

Motion: T. Smith; Second: Hoover; Vote: Approved 6-0.

Todd reviewed the meeting rules and procedures.

Chris Woodard joined the meeting at 7:03 p.m.

ITEMS OF BUSINESS

Case No. 1604-PUD-04

Description: Indianapolis Hebrew Congregation
Northwest Corner of US 31 and 161st Street
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.

Howard presented an overview of the amendment, as outlined in the Department report.

Hoover inquired about the right-of-way dedication and trail status along 161st Street.

Jon Dobosiewicz, on behalf of the petitioner, responded that a forty-foot half right-of-way and eight-foot wide asphalt path will be dedicated at the time the additional real estate is developed. The petitioner believes the ground will develop sooner rather than later and better coincides with other improvements that will need to occur, and the installation of the trail now would not be connected to any existing trails.

Hoover expressed that the trail should be installed now.

Melody Jones, City of Westfield, Director Parks and Recreation, stated she agrees.

Hoover would like more information before this item appears at Council.

Dave Schmitz joined the meeting at 7:12 p.m.

Motion: Forward petition 1604-PUD-04 to the City Council with a favorable recommendation with a note regarding trail construction to be further considered by the City Council.

Motion: R. Smith; Second; Horkay; Vote: 8-0.

PUBLIC HEARINGS

Case No. 1605-DDP-16 [PUBLIC HEARING]

Description: IU Health at Spring Mill Station
380 South Junction Crossing
Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

Howard presented an overview of the detailed development plan, as outlined in the Department report.

Don Dunbar, Cooperstown Partners, gave a brief presentation reviewing changes made to elevations.

Hoover asked for confirmation that the three dormers are part of the plan moving forward.

Public Hearing opened at 7:25 p.m.

No public comments.

Public Hearing closed at 7:26 p.m.

No action required at this time.

Woodard recused himself.

Case No. 1605-SPP-06 & 1605-ODP-06 [PUBLIC HEARING]

Description: Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road
Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

Todd presented an overview of the primary plat and overall development plan, as outlined in the

Department report.

Bryan Stumpf, Estridge, gave a brief presentation.

Hoover asked if the necessary approvals have been attained by the County.

Stumpf indicated the approval was currently in the process.

Public Hearing opened at 7:30 p.m.

No public comments.

Public Hearing closed at 7:31 p.m.

No action required at this time.

Woodard returned to the meeting.

Case No. 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17 [PUBLIC HEARING]

Description: Retreat on the Monon
South Side of 161st Street and Moon Trail
Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Todd presented an overview of the primary plat, overall detailed development plan and detailed development plan, as outlined in the Department report.

Ashley Bedell, Pulte Homes of Indiana, gave a brief presentation.

T. Smith asked for clarification on building orientations relative to the Monon Trail and 161st Street, and if balconies or decks would face the Monon Trail.

Bedell provided an explanation referencing the development plan.

Woodard asked if the plain elevations would face the Monon Trail.

Bedell confirmed.

Schmitz asked about traffic flow since the parcel west of the Monon Trail is proposed to be developed first and because there is no left turn option onto 161st Street.

Bedell provided an explanation referencing the development plan.

Woodard requested that the side elevations facing 161st Street be enhanced.

Bedell noted that extensive landscaping is proposed along 161st Street that would soften those sides.

Hoover noted he would like to see the three buildings along 161st Street with full brick.

Woodard suggested that should also be applied along the Monon Trail.

Bedell noted they plan to preserve many of the existing trees to buffer adjacent properties.

Public Hearing opened at 7:57 p.m.

Jeremy Schwarz, 972 Silverheels Drive; Expressed a desire to see more masonry and less fiber cement siding. Concerned with proposed building heights and safety with increased traffic and traffic on the Monon Trail.

Jerry Spillane, 1020 Lair Court; Concerned with safety and no ability to re-route traffic without significant cost and interruption for Monon Trail crossing and with the temporary flow of traffic until phase two is built. Further commented there is already flooding in Farr Hills which is a drainage concern and prefers to see pond built on the east side for the west side drainage.

Jeremy Mann, 15838 Shining Spring Drive; Concerned with two vehicular crossings over the Monon Trail crossing in close proximity and the access onto 161st Street as a right-in/right-out only. Noted the preliminary drainage plan uses average calculations instead of actual for drainage. Masonry should be extended to wrap buildings. Pedestrian traffic should stay on south side and not be forced to north side of 161st Street.

Shane Haney, 16019 Viking Lair Road.; Concerned with two vehicular crossings over the Monon Trail crossing in close proximity. Further commented concerns regarding building height and architecture for impact on abutting properties.

LeAnne Zentz, 958 Bright Beam Court; Concerned regarding the crossing of the Monon Trail and that she was understood the tunnel crossing would be part of the street crossing based on previous news releases. Suggested construction should be timed to coincide with tunnel crossing because an at-grade crossing will cause her to go south on the Monon Trail for entertainment and dining options.

Karen Bohn, 12745 Stanwich Place; Concerned about the safety of Monon Trail users in the area with two streets in such close proximity and the character of the Monon Trail when the tree canopy over the trail is removed.

Alan Naas, 1122 East 161st Street, on behalf of 161st Street Neighbors; Does not believe that this is the best use of the property, that the design should have access from within Viking Meadows and should be single family in its development not multiple-family. Also concerned about the flow of traffic doubling on 161st with the right in/right out. Concerned with the lack of drainage provided for parcel on the West side and the possibility of water backing up on the properties to the North. Also concerned about the amenities within the drainage easement. Development lacks parking

outside of what is provided for the units. Concerned that the crossing within the development would be for emergency vehicles only.

Rachel Schwarz, 972 Silverheels Drive; Concerned with safety of the Monon Trail crossing at grade and noted she will be going south in their use of the Monon Trail unless something is done.

William Feest, 964 Commander Court; Concerned with safety of the Monon Trail crossing.

Ann Reisinger, 1334 Rolling Court East; Noted her property abuts the proposed development and that the drainage from the road project is causing erosion on her property, so she is concerned that the additional development will create a bigger problem. Concerned about the proposed building heights when she already lives down slope from the existing grade. Commented that traffic backs up considerably in the morning through the existing roundabout and is concerned about the additional traffic trying to get out of the existing entrance combined with her neighborhood.

Sharon Carlstedt, 1338 Rolling Court; Noted her property backs up to the proposed development and that she is already dealing with a lot of flooding and drainage issues on her property because Cool Creek floods on a regular basis. Concerned with widening 161st Street and the ability to do so after these structures are built, and that pedestrian safety within the development and kids going to the bus stop is also a concern.

Gary Mineart, 1012 Sunshine Court; Concerned about the traffic flow with just the first phase built and routing traffic to Oak Ridge Road, given the current back-ups. Noted the investment of a tunnel under 161st Street and asked why it isn't factored into the construction of the proposed development potentially resulting in remonstrance from the future adjacent owners of the townhomes.

Melody Jones, City of Westfield, Director Parks and Recreation; Presented that nothing the petitioner is proposing or designed will preclude the potential construction of a tunnel in the future. She explained the cost to construct the tunnel and that funding was not currently available but that the petitioner has worked collaboratively with all City Departments to make the crossing as safe as possible.

Mic Mead, 15466 Oak Rd.; Project doesn't fit the surrounding neighborhood. Lack of 360-degree architecture. Project should wait until infrastructure is in place for the Monon and 161st Street.

Susan Finkbiner, 15810 Shining Spring Dr.; Concerned about at-grade crossing and regulating the traffic within the development to stop at the Monon. Suggested limiting the crossing to only emergency traffic safety.

Bedell noted the approved uses in the PUD, first hearing of not having enough right of way for 161st. Will contact Phil Sundling and the County Surveyor to address drainage. Will consider the architecture and landscaping concerns and will work to ensure a safe Monon crossing.

No action is required at this time.

CONTINUED ITEMS

Case No. 1604-DDP-11 [CONTINUED]

Description: Westfield Business Centre
17001 Oak Ridge Road
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Case No. 1604-DDP-12 [CONTINUED]

Description: Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest Corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

REPORTS/COMMENTS

Plan Commission Members

No report.

City Council Liaison

No report.

Board of Zoning Appeals Liaison

No report.

Economic and Community Development Department

No report.

ADJOURNMENT (8:45 pm)

Motion: Hoover; Second: Horkay; Vote: 8-0

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary